

# **SONORAN SKY**

## **PROJECT NARRATIVE**

### **INTRODUCTION**

The subject property is located at the Northeast corner of the 122<sup>nd</sup> Street Alignment and Paraiso Drive. The 41-acre property is bounded by vacant property to the west, the Estates at Miramonte subdivision to the south, vacant property to the north and the McDowell Sonoran Preserve to the east. The property is undeveloped, but Paraiso Drive improvements do extend across the entirety of the southern property line, providing access to the site.

### **SITE CHARACTERISTICS**

Located on the lower slopes of the McDowell Mountains, the site enjoys panoramic vistas to the McDowell Mountains, Verde River Valley, Four Peaks and Troon Mountain. On-site, a series of prominent boulder features and a significant wash corridor add to the dramatic setting of the property and promote the unique natural character of the area. The site generally slopes downward to the north with a ridge that splits the drainage on the site to the northwest and northeast, braided with rolling landforms and minor watersheds. The site largely avoided a large-scale burn that occurred in the area approximately twelve years ago. As a result the property hosts a diversified palette of mature plant species, particularly within the wash corridor area.

The property is zoned as R1-130 ESL, allowing for a base density of 0.31 dwelling units per acre as permitted by the Environmentally Sensitive Lands Ordinance. The City of Scottsdale's General Plan shows a Rural Residential land use designation for this area, which supports densities of less than one dwelling unit per acre. The site is also subject to the policies and objectives outlined in the Dynamite Foothills Character Area Plan.

### **DEVELOPMENT PLAN**

The applicant is proposing a site plan that emphasizes a sensitive design approach that began with the identification of sensitive and significant natural features using analysis tools such as aerial photography, topographic mapping, slope analysis and on-site visualization. Utilizing a technical approach to initiate the conceptual site planning of the property, the applicant began by outlining areas suitable for improvement and reducing encroachment into the most sensitive portions of the site. Site elements of highest sensitivity value evaluated in the design process included the major boulder features, significant watercourses, areas of extreme slope, concentrated vegetation and ESLO hillside landform boundaries. The result is a proposed 13-lot subdivision that sensitively integrates within the natural context of the site and strives to protect the areas on highest aesthetic and environmental value.

Because of the topographic constraints and sensitive design challenges which have led to the site plan in its current form, the applicant is requesting the approval of amended development standards for the property. These amendments to minimum lot area, minimum lot width and building setbacks will be utilized to consolidate development in the most suitable portions of the site, while allowing large, contiguous portions of the site

to remain undisturbed, whereby striking an appropriate balance of sensitive development and protection of natural amenities. Please see the attached Development Standards Table for specific adjustment amounts.

The applicant has worked diligently with City Staff in the period leading up to the submittal of this application to establish local street alignments and development envelope delineations in suitable locations within the existing terrain. The project will be gated, with a single access point located off of Paraiso Drive incorporating an enhanced entry and monument sign. Private streets will extend out to the perimeters of the property and provide emergency access points for properties to the west and south.

In accordance with E.S.L.O. requirements, a slope analysis was generated for the subject property independently quantifying open space requirements for both the Hillside and Upper Desert Landforms. The required NAOS area for the overall property is 22.6 acres. The applicant is proposing the dedication of 25.4 acres of NAOS, or 62% of the site, exceeding the base requirement by 2.8 acres. NAOS areas include a combination of revegetated (adjacent to development envelope boundaries and disturbed areas) and undisturbed areas.

A public trail alignment along the southern frontage of the property has been identified by the City of Scottsdale Trails Master Plan. The applicant will install these improvements in the southern shoulder of Paraiso Drive to the benefit of residents throughout the area. The trail improvements will link existing and future neighborhoods to the west with the McDowell Sonoran Preserve and a future trailhead to be located at the southern terminus of 128<sup>th</sup> Street. These trail improvements will comply with those standards defined in the City's Trails Master Plan.

## **CONCLUSION**

The applicant believes that the approval of this preliminary plat application will ultimately result in a high-quality custom home community that compliments the City's efforts to encourage sensitive design approaches to development. It is hoped that this project will serve as a positive example of sensitive development design and promote a sustainable relationship between appropriate levels of development and its integration with sensitive and unique natural features and viewsheds characteristic of Scottsdale and the upper Sonoran Desert.

*Note: A site walk was conducted with City staff on January 26, 2006 to assess the specific locations of proposed roadways alignments and development envelopes as identified on the Preliminary Natural Area Open Space Exhibit and Preliminary Development Envelope Exhibit. Open space connectivity and corridors were examined to ensure adequate buffering and protection of natural features (i.e. major boulders and 50+ cfs wash corridors). The applicant and staff agreed to minor modifications of the land use plan that have resulted in better integration of improvements within the existing environment. The field visit also elevated staff awareness of the specific dynamics and geography of the site and found that provisions for environmental and open space sensitivity (including compliance with the ESL Ordinance) were being adequately addressed by the applicant.*

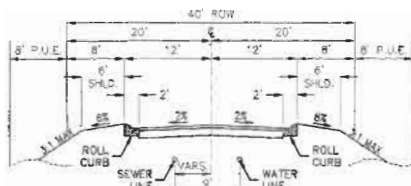
# PRELIMINARY PLAT FOR **SONORAN SKY** A PORTION OF SECTION 14, T.4N., R.5E., OF THE G.&S.R.M., MARICOPA COUNTY, ARIZONA

## **SITE DATA**

EXISTING ZONING	R-120 EBL
GROSS ACREAGE	41.21 AC
NET ACREAGE	38.10 AC
YIELD	13 LOTS
DENSITY	0.32 UNIT/AC
MIN. LOT SIZE	10,044 SQ. FT.
AVG. LOT SIZE	16,480 SQ. FT.
SEWER	CITY OF SCOTTSDALE
WATER	CITY OF SCOTTSDALE
FIRE	ARIZONA PUBLIC SERVICE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

## **NOTES**

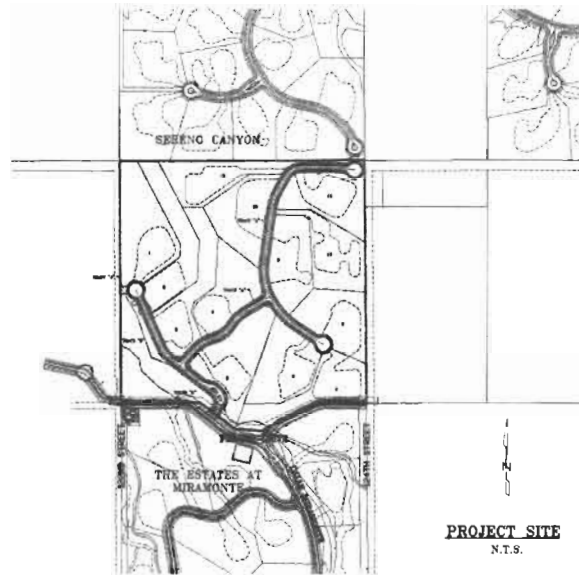
- 1) AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED.
- 2) ALL STREETS ARE PRIVATE.
- 3) ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS, AND DEVELOPMENT AGREEMENT AND STIPULATIONS.
- 4) DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5) CUTS AND FILLS - THERE ARE NO CUTS AND FILLS OVER 12" IN ACCORDANCE WITH CITY OF SCOTTSDALE EBL ORDINANCE.



## **LOCAL RESIDENTIAL STREET**

LOOKING UP STATION PRIVATE STREET

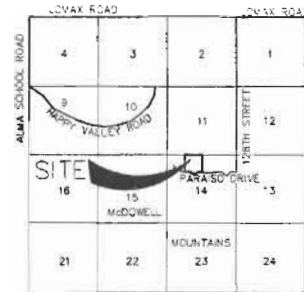
NOTE: SHOULDER SHALL BE CONSTRUCTED WITH CLEAN NATIVE TOP SOIL WHICH IS FREE FROM ROOTS, DEBRIS, HEAVY CLAY, & LARGE STONES OR ROCKS AND IT SHALL BE COMPACTED TO A MIN. OF 90% OF MAX. DENSITY.



**PROJECT SITE**  
N.T.S.

## **SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN INDEX
SHEET 3-5	SITE PLAN
SHEET 6	TOPOGRAPHY MAP
SHEET 7-8	SITE CROSS SECTION DETAIL
SHEET 9	STREET PROFILES



## **VICINITY MAP**

SECTION 14, TOWNSHIP 4 NORTH,  
 RANGE 5 EAST  
 N.T.S.

## **DEVELOPER**

INDIA CAPITAL, LLC  
 8801 NORTH SCOTTSDALE ROAD SUITE 165  
 SCOTTSDALE, AZ 85263  
 CONTACT: GREGORY S. BLSHER  
 PHONE: (480) 947-9900 EXT.12  
 FAX: (480) 947-5330

## **CIVIL ENGINEER**

WOOD, PATEL AND ASSOCIATES  
 2081 WEST NORTHERN, SUITE 100  
 PHOENIX, AZ 85021  
 CONTACT: GORDON MARK P.E.  
 (602) 339-8500 FAX: (602) 339-8880

## **LAND PLANNER**

LVA URBAN DESIGN STUDIO  
 7502 E. MAIN STREET  
 SCOTTSDALE, AZ 85261  
 CONTACT: ALEX STEDMAN  
 (480) 944-9940 FAX: (480) 944-7332

## **LANDSCAPE ARCHITECT**

LVA URBAN DESIGN STUDIO  
 7502 E. MAIN STREET  
 SCOTTSDALE, AZ 85261  
 CONTACT: ALEX STEDMAN  
 (480) 944-9940 FAX: (480) 944-7332

## **LEGEND**

W	WATER VALVE
H	HYDRANT
S	SEWER MANHOLE
D	DIRECTION OF SEWER FLOW
—(8'—	PROPOSED WATER
—(6'—	PROPOSED SEWER
—(8'W)—	EXISTING WATER
—(8'W)—	EXISTING SEWER
...	100 YEAR FLOODPLAIN LIMITS
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
N.A.O.S.	NATURAL AREA AND OPEN SPACE EASEMENT
T.E.	TRAIL EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.V.T. D.E.	PRIVATE DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
S.L.E.	SEWER LINE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
R.O.W.	ROADWAY AND UTILITY EASEMENT
P.R.W. & P.U.E.	PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT

**SONORAN SKY**  
 PRELIMINARY PLAT  
 COVER SHEET

PRELIMINARY  
 NOT  
 FOR  
 CONSTRUCTION  
 OR RECORDING



## **WOOD/PATEL**

CIVIL ENGINEERING  
 HYDROLOGISTS  
 LAND SURVEYORS  
 CONSTRUCTION MANAGER

2001 West Northern  
 Suite 100  
 Phoenix, AZ 85021  
 Phone: (602) 339-8500  
 Fax: (602) 339-8880  
 www.woodpatel.com

ENGINEER

DESIGNER: G. WOOD

DWG. TECHNICIAN: M. LOPEZ

SCALE: (HORIZONTAL) 1"=40'

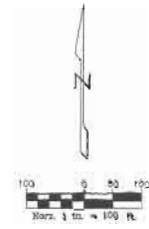
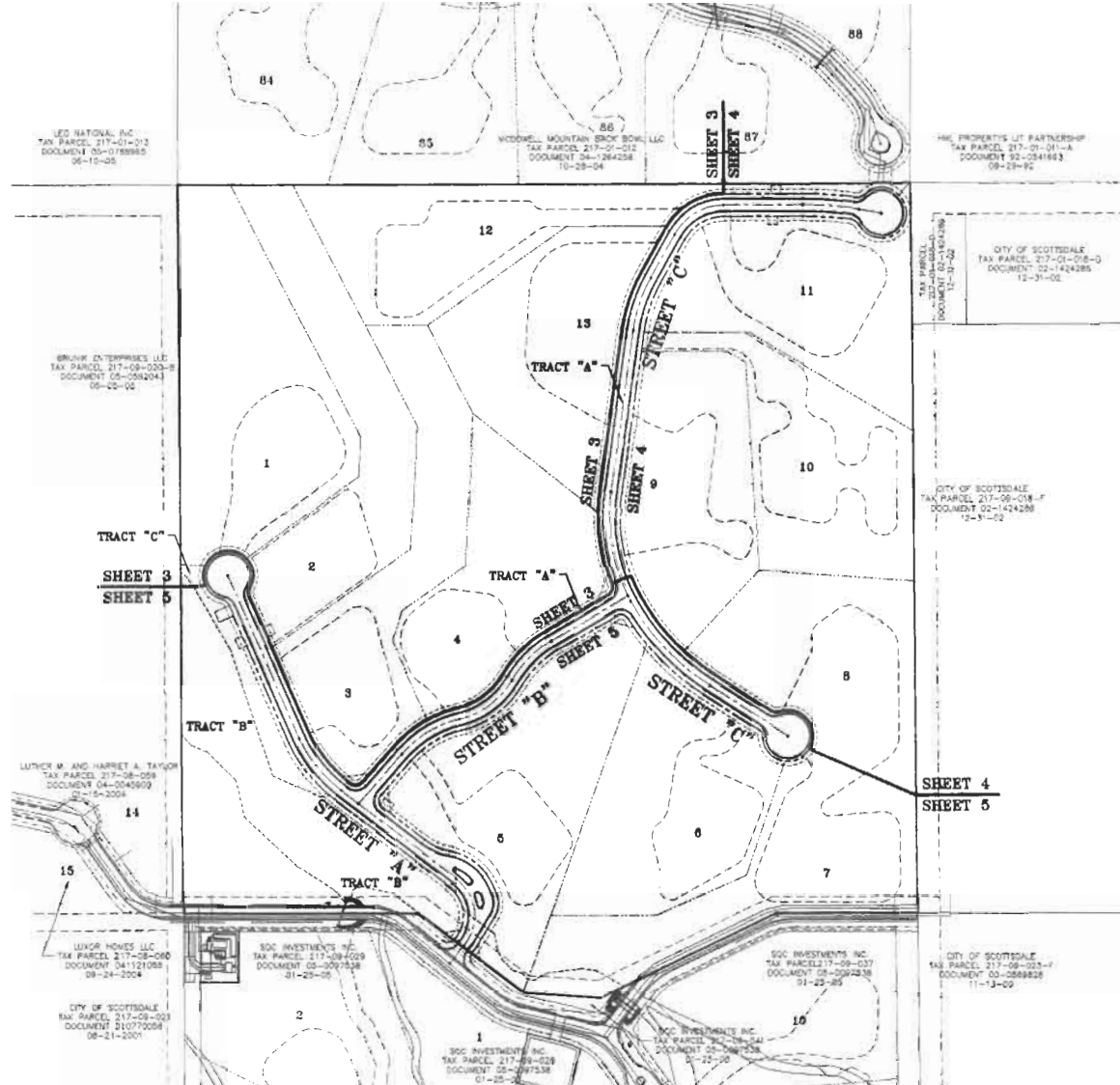
SCALE: (VERTICAL) 1"=40'

DATE: 03/21/08

JOB NUMBER: 052508

SHEET: 1 OF 9

3-PP-2006  
 3/29/2006



**SONORAN SKY**  
**PRELIMINARY PLAT**  
**INDEX MAP**

**PRELIMINARY**  
**NOT**  
**FOR**  
**CONSTRUCTION**  
**OR RECORDING**



**WOOD/FATEL**

CIVIL ENGINEERS  
 AND SURVEYORS  
 CONSTRUCTION MANAGERS

2001 East McDowell  
 Phoenix, AZ 85004  
 Phone: (602) 225-8800  
 Fax: (602) 225-8801

OWNER: S. BARR  
 DESIGNER: W. LOPEZ  
 CIVIL ENGINEER  
 SCALE (HORIZ): 1" = 100'  
 SCALE (VERT): 1" = 10'  
 DATE: 01/23/06  
 JOB NUMBER: 003308  
 SHEET: 2 OF 9



SONORAN SKY  
PRELIMINARY PLAT  
SITE PLAN

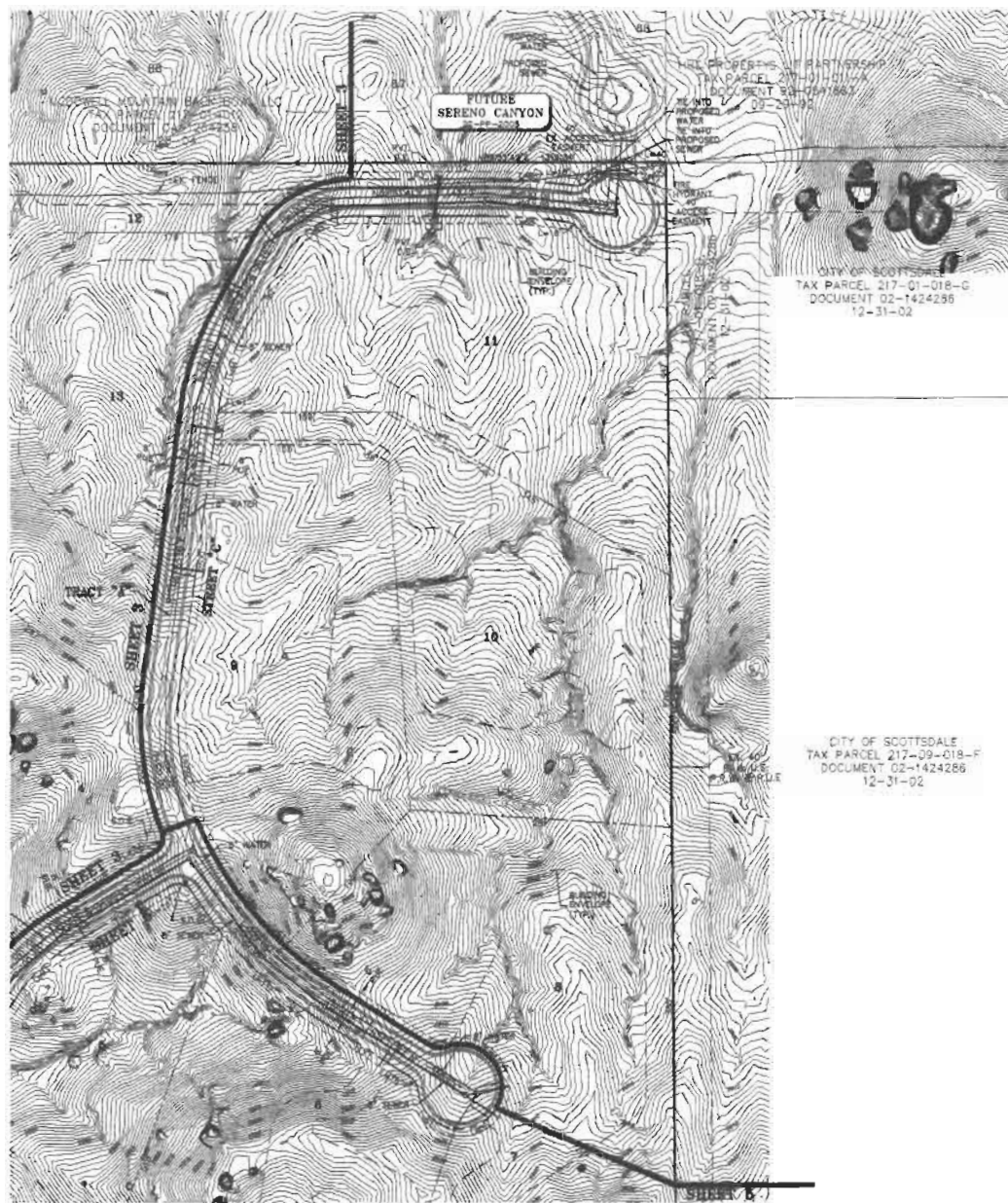
PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING



**WOOD/PATEL**  
CIVIL ENGINEER  
LAND SURVEYOR  
CONSTRUCTION MANAGEMENT

2001 West Northern  
Suite 100  
Phoenix, AZ 85021  
Phone: (602) 335-0002  
Fax: (602) 335-0005

DESIGNED BY: D. WALK  
DESIGNED BY: K. LOPEZ  
CADD: ROBINSON  
SCALE: (HORIZONTAL) 1" = 60'  
SCALE: (VERTICAL) N/A  
DATE: 03/23/06  
JOB NUMBER: 000000  
SHEET: 3 OF 9



SONORAN SKY  
PRELIMINARY PLAT  
SITE PLAN

PRELIMINARY  
**NOT**  
FOR  
CONSTRUCTION  
OR RECORDING



**WOOD/PATEL**  
CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS

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Suite 100  
Phoenix, AZ 85001  
Phone: (602) 335-8500  
Fax: (602) 335-8500

ENGINEER G. WARK  
DESIGNER K. LOPEZ  
CAD TECHNICIAN P. SINDLER  
SCALE (HORIZ) 1" = 30'  
SCALE (VERT) NA  
DATE 03/23/06  
JOB NUMBER 052506  
SHEET 4 OF 9



